
Request to Sell Municipal Reserve Land – Larkhaven Park

Recommendation

That the Standing Policy on Finance recommend to City Council:

1. That the removal of Municipal Reserve Designation from 5.15 acres of land in the Airport Business Area - Larkhaven Industrial Park, be approved;
2. That the Administration be requested to prepare the necessary bylaws and public notice procedures related to the sale of the Municipal Reserve; and
3. That the net proceeds from the sale of the land be placed in the Dedicated Lands Account Reserve.

Topic and Purpose

The Administration is requesting approval to remove the Municipal Reserve designation of 5.15 acres of land in Larkhaven Industrial Park in the Airport Business Area and sell the land as a generic parcel.

Report Highlights

1. Approval is requested to remove the Municipal Reserve Land designation of 5.15 acres in Larkhaven Industrial Park in the Airport Business Area and sell the land as a generic parcel.

Strategic Goal

This report supports the Strategic Goal of Asset and Financial Sustainability by increasing revenue sources and reducing the reliance on property taxes.

Background

Larkhaven Industrial Park consists of 5.15 acres of land located in the Airport Business Area between Cynthia Street and Robin Crescent (see Attachment 1). It was originally intended to provide an open space for employees of nearby businesses. The parcel of land has been underdeveloped and underutilized for many years as the location and site has not been suitable for program development.

Report

The Administration has reviewed this parcel of Municipal Reserve land and concluded that the removal of the Municipal Reserve designation would result in an overall improvement for the area since the land is not utilized or developed as typical park space. There is currently no passive or active recreation programming at the site, yet resources are still expended to ensure that the land is appropriately maintained. There is no public demand for programming at this site, nor does the Recreation and Community Development Division have plans for future development, as the shape and

location of this parcel of land is not suitable for a multiple sport field complex or typical park programming.

Sale of Municipal Reserve land follows the guidelines that are set out in the Recreation and Community Development's internal process review. The following criteria are used when assessing Municipal Reserve land sale requests:

- a) size of the area requested, and the impact the sale of this area has on the purpose, function, site access, visibility, and frontage of the park;
- b) value of the space in contributing to beautification, passive and active recreation, landscape, and land forms;
- c) long-term impact on future development in meeting user/community leisure needs;
- d) a surplus or deficiency of park space in the neighbourhood, district, and/or multi-district;
- e) purpose of the parcel being requested, and whether it is compatible with the purpose and function of the existing park program plan; and
- f) private good versus public good.

Should City Council approve the sale of this Municipal Reserve land, a bylaw will be presented to City Council to remove the Municipal Reserve designation and approve the sale of the land as a generic parcel.

The land is currently zoned for Light Industrial development. As the land is not currently serviced, a servicing strategy is required to accommodate light industrial development.

Options to the Recommendation

City Council could choose to leave the designation of Larkhaven Industrial Park as a Municipal Reserve and not sell the land. This option is not recommended as the Administration has determined the park is currently unused in its present state and no future development is planned.

Public and/or Stakeholder Involvement

On Thursday, June 21, 2018, the Administration held a public information meeting at the Heritage Inn Hotel and Convention Center. In total, five individuals attended the meeting. The response to the sale of the land was positive with most questions pertaining to the sale process. Two individuals were local business owners and were interested in purchasing the land for expansion of their current business.

A survey was also posted on the City's website for approximately two weeks following the public meeting. The survey did not produce any responses.

Communication Plan

Advertising is a requirement of the *Planning and Development Act, 2007* for the sale of Municipal Reserve land, and is part of the communication plan.

Financial Implications

At the time of sale, the Administration would be required to follow Policy No. C09-033, Sale of Serviced City-Owned Land. The Policy requires that Saskatoon Land ensures that the fair market value of the land is comparable to other land sales in the vicinity, taking into account factors such as size, configuration, location characteristics, environmental, and serviced condition.

Other Considerations/Implications

There are no policy, environmental, privacy, or CPTED implications or considerations.

Due Date for Follow-up and/or Project Completion

Once the Municipal Reserve designation is removed from the land, a further report to clarify the zoning and servicing status of the site will be presented to the Municipal Planning Commission meeting on October 30, 2018.

Through the rezoning process, there will be a Holding Symbol placed on the land, which will prevent development of the site until a servicing strategy is in place.

Public Notice

Public Notice is required for consideration of this matter, pursuant to Policy No. C01-021, Section 3, the Public Notice Policy. Public Notice will be advertised on Saturday, November 3, 2018 in the *Saskatoon StarPhoenix*.

Attachment

1. Larkhaven Industrial Park – Land Currently Designated as Municipal Reserve

Report Approval

Written by: Brad Babyak, Section Manager, Recreation and Community Development
Reviewed by: Lynne Lacroix, Director of Recreation and Community Development
Approved by: Randy Grauer, General Manager, Community Service Department